



Penn & Glenwood Redevelopment Plan

March 3, 2005

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Table of Contents

I. Introduction

II. Description of Project

- A. Boundary of Redevelopment Project
- B. Objectives of the Redevelopment Plan
- C. Public Purpose
- D. Redevelopment Activities
- E. Public Financing
- F. Citizen Participation

III. Land Use Plan

- A. Conformance with Approved City Plans
- B. Land Use Restrictions

IV. Project Proposals

- A. Ripley Gardens/Marshall Stacey Town Homes Development Proposal
- B. Property Acquisition
- C. Relocation
- D. Redeveloper's Obligations

V. Procedure for Changes in Approved Redevelopment Plan

Exhibits

- 1. Project Boundary & Land Use Map
- 2. Project Area Report and Eligibility Documentation

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I. Introduction

Central Community Housing Trust (CCHT) proposes to redevelop the 1.9-acre site of the former Ripley Maternity Hospital at 300 Queen Avenue North, on the south side of Glenwood Avenue between Queen and Penn Avenues North. The Ripley Gardens/Marshall Stacey Town Homes development will be a mixed-income rental and ownership housing project that will combine the rehabilitation and re-use of historic buildings with new construction.

The Ripley Maternity Hospital site is on the National Register of Historic Places and has been designated a landmark by the City of Minneapolis. The proposed redevelopment will preserve the social and physical history of the Ripley Maternity Hospital while transforming the property to meet the current needs of the community.

The site is located within the existing Harrison Urban Renewal Area. The Harrison Urban Renewal Plan is not being modified; with the approval of the Penn & Glenwood Redevelopment Plan, the development site will be located within two project areas. The provisions and requirements of the Penn & Glenwood Redevelopment Plan with respect to the development site supersede those of the Harrison Urban Renewal Plan.

A separate document, the Ripley Gardens/Marshall Stacey Town Homes Tax Increment Finance Plan, establishes a redevelopment tax increment financing district with boundaries coterminous with the boundaries of the Penn & Glenwood Redevelopment Project.

II. Description of Project

A. Boundary of Redevelopment Project

Under the authority of Minnesota Statutes §469.001 to §469.047, approval of this Redevelopment Plan establishes a new Redevelopment Project as defined in Minnesota Statutes §469.002, Subdivision 14.

The Penn & Glenwood Redevelopment Project Area consists of one tax parcel (identified below) located on the south side of Glenwood Avenue between Queen and Penn Avenues North. The Project Area is located within the Harrison neighborhood, the Near North community and Ward 5 in north Minneapolis.

<i>Property Identification Number</i>	<i>Address</i>
20-029-24-44-0070	300 Queen Avenue North

The Project Boundary & Land Use Map is included in this Redevelopment Plan as Exhibit 1.

B. Objectives of the Redevelopment Plan

The City of Minneapolis seeks to achieve the following objectives through the Penn & Glenwood Redevelopment Plan:

- 1) Eliminate blighting influences which impede potential development.
- 2) Eliminate or correct physical deterrents to the development of the land.
- 3) Remediate asbestos, lead and other site contamination in accordance with state and federal regulations.
- 4) Increase the number of housing units and choices within the city.
- 5) Provide opportunities for affordable rental and ownership housing.
- 6) Preserve and rehabilitate a significant and unique historic site.
- 7) Support strong and diverse neighborhoods where people choose to live.
- 8) Participate in partnerships to achieve common community development objectives.
- 9) Promote the revitalization of a prominent intersection in the Harrison neighborhood.

C. Public Purpose

Public purposes of the Penn & Glenwood Redevelopment Plan include:

- redevelopment of a blighted area;
- provision of adequate, safe, and sanitary dwellings;
- provision of affordable housing units;
- pollution remediation; and
- historic preservation.

D. Redevelopment Activities

The objectives of the redevelopment plan will be accomplished through the following public and private redevelopment activities: demolition, site preparation, environmental remediation, rehabilitation, historic preservation, new construction of housing units, public improvements, project administration and other related activities.

E. Public Financing

A description of public financing of development activity within the Project Area is presented in Section IV of the Ripley Gardens Apartments/Marshall Stacey Town Homes Tax Increment Finance Plan, dated March 3, 2005.

F. Citizen Participation

On April 15, 2003, the Harrison Neighborhood Association voted in support of the redevelopment activity described in this Redevelopment Plan. This Redevelopment Plan and the Ripley Gardens Apartments/Marshall Stacey Town Homes Tax Increment Finance Plan have been reviewed by the Harrison Neighborhood Association.

III. Land Use Plan

A. Conformance with Approved City Plans

The proposed reuse of land within the Penn & Glenwood Redevelopment Project is housing (see Project Boundary & Land Use Map, Exhibit 1), which conforms to the City's comprehensive plan (The Minneapolis Plan) and the Zoning Ordinance.

The Minneapolis Plan

Both Penn and Glenwood Avenues are designated as community corridors in The Minneapolis Plan. Policies related to community corridors support the "presence of small-scale retail sales and commercial services" and the development of "more intensive residential development." Housing or mixed use redevelopment in the Penn & Glenwood Redevelopment Project would be in conformance with the following comprehensive plan policies related to community corridors:

- 4.2 Minneapolis will coordinate land use and transportation planning on designated Community Corridor streets through attention to the mix and intensity of land uses, the pedestrian character and residential livability of the streets, and the type of transit service provided on these streets.

Implementation steps:

Strengthen the residential character of Community Corridors by developing appropriate housing types that represent variety and a range of affordability levels.

Promote more intensive residential development along these corridors where appropriate.

Discourage the conversion of existing residential uses to commercial uses, but encourage the development of mixed-use residential dwelling units in commercial buildings where appropriate.

Support the continued presence of small-scale retail sales and commercial services along Community Corridors.

Ensure that commercial uses do not negatively impact nearby residential areas.

Housing or mixed use redevelopment in the Penn & Glenwood Redevelopment Project would also be in conformance with the following general policies related to housing:

- 4.4 Minneapolis will continue to provide a wide range of goods and services for city residents, to promote employment opportunities, to encourage the use and adaptive reuse of existing commercial buildings, and to maintain and improve compatibility with surrounding areas.
- 4.9 Minneapolis will grow by increasing its supply of housing.
- 4.10 Minneapolis will increase its housing that is affordable to low and moderate income households.
- 4.11 Minneapolis will improve the availability of housing options for its residents
- 4.15 Minneapolis will carefully identify project sites where housing redevelopment and or housing revitalization are the appropriate responses to neighborhood conditions and market demand.

Zoning Ordinance

The City's zoning code establishes guidance pertinent to land use and development intensity. The Penn & Glenwood Redevelopment Project is in the R4 Multiple-Family District, which would support medium density housing development. Housing or mixed use development in the Project Area is subject to a formal development review process that includes applications (such as a conditional use permit for multi-family housing) and site plan review. This review ensures conformance with the City's zoning regulations.

Heritage Preservation

The Penn & Glenwood Redevelopment Project encompasses property that was listed on the National Register of Historic Places in 1980 as "Maternity Hospital." The property was designated as a landmark by the City of Minneapolis in 1986. Any redevelopment activity on this site must respect the historic character of the site. This is ensured by the review and approval of the Minnesota State Historic Preservation Office and the Minneapolis Heritage Preservation Commission.

B. Land Use Restrictions

A redevelopment contract between the City and the developer of property within the Project Area will contain specific requirements regarding the terms and conditions under which City assistance is provided, including land use restrictions.

IV. Project Proposals

A. Ripley Gardens/Marshall Stacey Town Homes Development Proposal

Central Community Housing Trust has submitted a proposal to develop mixed-income rental and ownership housing that will combine the rehabilitation and re-use of historic buildings with new construction. A detailed description of the proposal is presented in Section III of the Ripley Gardens Apartments/Marshall Stacey Town Homes Tax Increment Finance Plan dated, March 3, 2005.

B. Property Acquisition

No property within the Project Area has been identified for acquisition by the City of Minneapolis.

C. Relocation

The development site is currently unoccupied, and therefore there will be no relocation of households or businesses.

D. Redeveloper's Obligations

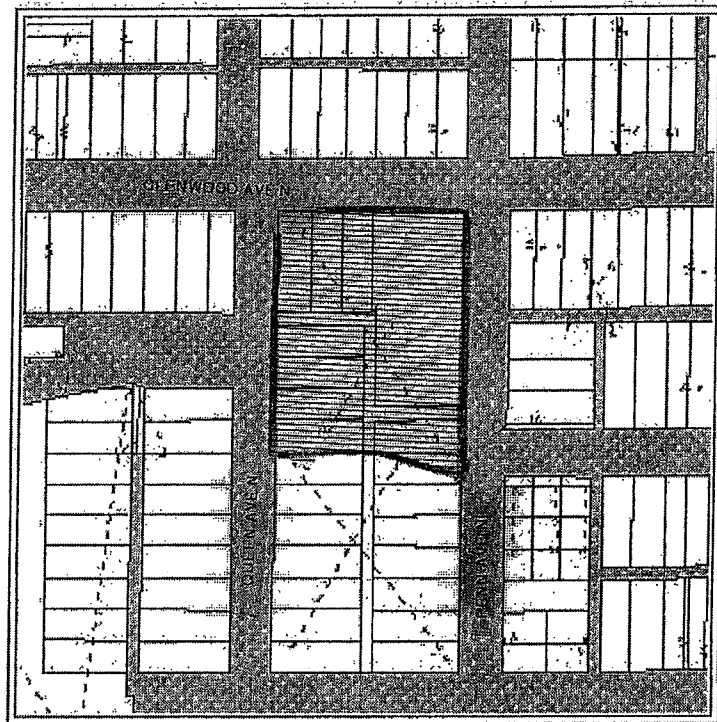
The requirements to be imposed upon the redeveloper, and its successors or assigns, will be established in the redevelopment contract. It is anticipated that the City will enter into a redevelopment contract with M. Ripley Limited Partnership, an affiliate of Central Community Housing Trust.

V. Procedure for Changes in Approved Redevelopment Plan



This Redevelopment Plan may be modified as provided in Minnesota Statutes, §469.029, Subdivision 6, as follows:

"A redevelopment plan may be modified at any time. The modification must be adopted by the authority and the governing body of the political subdivision in which the project is located, upon the notice and after the public hearing required for the original adoption of the redevelopment plan. If the authority determines the necessity of changes in an approved redevelopment plan or approved modification thereof, which changes do not alter or affect the exterior boundaries,

and do not substantially alter or affect the general land uses established in the plan, the changes shall not constitute a modification of the redevelopment plan nor require approval by the governing body of the political subdivision in which the project is located."



**Penn & Glenwood Redevelopment Project
Project Boundary & Land Use Map
March 3, 2005**

Boundary 
Land Use: Housing 

PROJECT AREA REPORT AND DOCUMENTATION OF ELIGIBILITY

Penn & Glenwood Redevelopment Plan March 3, 2005

The conditions that qualify the Ripley Gardens site for inclusion in a redevelopment project area are described herein.

The Queen & Glenwood Redevelopment Project was found to be a blighted area, as defined in Minnesota Statutes §469.002, Subd. 11:

"any area with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light, and sanitary facilities, excessive land coverage, deleterious land use, or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community."

Description of the Site

The site of the proposed development is the former Ripley Maternity Hospital located at 300 Queen Avenue North. The 1.9-acre property is south of Glenwood Avenue between Queen Avenue and Penn Avenue. The site is listed on the National Register of Historic Places and has been designated a landmark by the City of Minneapolis.

The site was undeveloped farmland until approximately 1910, at which time it was developed as a hospital facility and infant nursery which operated until approximately 1957. A nursing home occupied the site from 1957 through 2000.

The site has been tested for lead, asbestos, and other hazards in accordance with state and federal regulations. Phase I and Phase II investigations have been completed, and a project manual has been written for the abatement needed at the site. All necessary funding for the abatement work has been awarded by Hennepin County through its Environmental Response Fund program.

Interior and exterior inspections of the property were conducted by Geri Meyer and Kathleen Murphy, CPED Construction Management Specialists, in August 2004. Field notes from their inspections reveal the following:

The site contains one parcel, approximately 83,853 square feet, which includes a field stone retaining wall on the east, and contains three separate structures, with two of the three structures connected by a tunnel. The parcel is zoned R-4 Multiple Family District; and the assessor use is GRES – Group Residence. The three original

structures have been vacant since approximately 2000. Minimal permits, police incidents, and/or fire incidents are recorded on this property.

Ripley Memorial Hospital is a four-story concrete and brick structure built in 1915. In 1933, a rear addition was added which consists of a laundry area, mechanical room and incinerator. Due to the grade difference, the front of the hospital is only two stories, while the rear is four stories.

The Tudor House is a three-story, wood framed structure built in 1910. It may have housed a combination of office space and/or living quarters. A rear addition was added in 1920 and consisted of a commercial kitchen, dining area, and walkway between the hospital and Tudor House.

The Babies Bungalow (stone cottage) was housed children with communicable diseases. Access to the building was not available, but it should be noted that the building needs tuckpoint work at both the foundation and the chimney.

The retaining wall that runs along the east side of the parcel is field stone, and needs extensive repair due to cracked and broken concrete, missing or broken stones. Because of the change in grade where the retaining wall is over 36" from the ground, a guardrail or fence would need to be installed per code. The retaining wall on the south side behind the kitchen addition is deteriorated and in need of repair, due to cracks in the wall and missing bricks and top caps.

Concrete walks throughout the site are deteriorated and in need of repair. The front concrete steps for the main entrance to the hospital building have been removed, and need to be replaced to code to include new guardrails/handrails. Grade steps to the property are narrow, deteriorated and lack handrails. The steps must be replaced and handrails installed per code. Other stairways on the property lack handrails/guardrails. Areas of concrete walks are uneven, cracked and narrow. These are all code violations.

The existing parking lot on the east side of the structure is deteriorated and lacks adequate ground cover, perimeter boundaries and/or parking spaces. The parking lot on the south side is in better condition, but is inadequate in terms of size for the three structures.

The entire site, which has been vacant for four or more years, is overgrown with volunteer trees, vines and weeds, all of which need to be removed or trimmed. Old and damaged fencing needs to be replaced or removed per code.

Building Deficiencies

Several downspouts are peeling, and elbows and leaders are missing, causing dampness in walls, ceilings or floors. The hospital building's exterior and chimney have evidence of deterioration, including missing bricks and cracks and need repair/replacement and tuckpointing to the entire building.

Roof replacement is necessary for the three structures. The Tudor House has substantial water damage on the third floor to both walls and ceilings. The Tudor House and parts of the Babies Bungalow are in need of new paint or stain. The Tudor House appears to be stained, but the stain is fading and bare wood is showing. Some areas will require new wood, due to rot. The Tudor House has cracks in the stucco and needs repair. The Babies Bungalow walls are deteriorated with cracked, missing and broken stucco, lacks sheathing, has rotten studs, and lacks adequate insulation. Parts of the Babies Bungalow will need to be rebuilt and new stucco installed. Per the International Building Code, all foundation walls enclosing a basement below finished grade must be damp proofed. None of the three buildings are damp proofed.

Interior Deficiencies

Several doors and windows within the buildings are located in areas that require safety glass. Based on the age of construction and location, these areas do not contain the required glass. Fire doors are not self-closing or automatic. The buildings lack draft stopping above and in line with dwelling unit separations. The properties lack adequate smoke detectors. Interior stairwells lack adequate handrails/guardrails required by code. The property does not currently have a working fire alarm system. Currently, walls, corridors and doors of these buildings are not fire rated. All walls and ceilings that separate sleeping units are required to be fire resistance-rated. The existing elevator/lobby does not have a required draft curtain. The property lacks adequate parking, ADA accessibility route, elevator ADA accessibility, bathroom facility ADA accessibility, and unobstructed floor or ground space required to accommodate a single, stationary wheelchair and occupant, as well as adequate circulation path.

Currently, the buildings do not meet the existing Energy Code, but because they have been specifically designated as historically significant by the state or local government body, they are exempt from this code. However, a change in the occupancy or use of an existing building may include compliance with the requirements of the Minnesota State Energy Code. The original boiler is still on site; it is unknown if this boiler heats all three buildings. The property may have contained an oil tank for dual heat. The ground is likely contaminated. Straw insulation is visible in the Tudor House.

Based on the age of these structures, lead-based paint is assumed to be present. Several areas within the property have loose, chipped or peeling paint. Several pipes within the building appear to be wrapped with asbestos insulation pipe wrap. The basement area and some upper floors of the Tudor House have a strong smell of mildew, and mold is visible on the walls.

General

All electrical, plumbing, heating and ventilation will need to be updated and brought up to the current code. Evidence of knob and tube wiring was present. The existing commercial kitchen and laundry room need updating to include fire suppression

systems, wiring, plumbing, adequate ventilation, heating equipment, and energy efficient appliances.

The existing commercial spaces are obsolete for their present or continued use and are functionally obsolete, lacking certain life safety factors, obsolete wall coverings, and mechanical and electrical systems essential for continued occupancy. In addition, these buildings lack energy conservation standards essential for continued occupancy in order to be in compliance with the International Building Code.

The existing buildings were found to be detrimental to the safety, health, morals or welfare of the community by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or lack of ventilation.

Environmental Site Surveys

The Javelin Group, Inc. was authorized by the current owner of the property, Central Community Housing Trust, to conduct a survey for asbestos-containing building materials (ACBMs) of the site. The survey was conducted during May 2001 by Minnesota Department of Health certified asbestos inspector John E. Findley. Javelin collected samples of 51 suspect ACBM homogeneous material types and submitted 135 samples for laboratory analysis. Several of the suspect materials were multi-layered requiring laboratory analysis of each layer resulting in 197 analyses.

An environmental profile Phase I Environmental Site Assessment was performed by Enpro Assessment Corp in November 2000. The profile stated that potential asbestos containing materials were present in sufficient quantities that abatement may substantially affect the cost of renovation. The assessment revealed two underground storage tanks and a possible storage tank. It was noted that there were fill and vent pipes and a concrete pad indicative of an underground storage tank on the west side of the laundry/boiler building. There was also a possible vault in the northwest corner of the building. Also noted was suspect asbestos containing materials in ceiling and wall plaster/paint in the east and west buildings, the boiler building, pipe insulation, pipe fittings, boiler and over gaskets, floor coverings and mastic, ceiling tile and mastic, wall board and joint compound, and fire doors.

The Javelin Group also performed a lead-based paint building survey report dated June 2001. Several building components tested positive for the presence of lead. A total of 578 XRF scans of building components were completed during the survey, of which 187 of the components or 32% tested positive for the presence of lead-based paint. Approximately 33% of the components that tested positive for the presence of lead-based paint were observed in non-intact or poor to fair condition. The majority of the damaged lead-based paint surfaces were located on the third floor of the Queen Board & Care House and within the kitchen area. Paint chip debris was identified on the floors and other horizontal surfaces in these areas. It was recommended that the damaged lead-based paint should be abated and paint chips and debris removed in accordance with state and federal regulations.

A Limited Site Investigation report by The Javelin Group dated January 2003 stated that the fuel oil tanks and all associated remote fill and distribution pipelines were removed in August 2002. Two fuel oil tanks were present on the property. One tank was located within a subgrade vault adjacent to the boiler room. The size of the tank was estimated to be approximately 6000 gallons. A remote fill pipe was observed underground along the west side of the building. The second tank was located underground outside the boiler room in the west lawn area. The size of the UST was estimated to be approximately 4000 gallons. Contaminated soils and groundwater were identified during a Phase II Environmental Site Assessment and subsequent tank excavation activities. The tank located within the subgrade vault was surrounded with sand which was contaminated with fuel oil and subsequently removed, stockpiled on site, and transported to Central Soils Remediation for thermal treatment. No soils associated with the UST were excavated. Results of the investigation indicate that groundwater beneath the site had been impacted by petroleum hydrocarbons from the former fuel oil tanks and appear to be limited to the subject property. On February 6, 2003 the Minnesota Pollution Control Agency Petroleum Remediation Program staff issued a Site File Closure and determined that the investigation and/or cleanup has adequately addressed the petroleum tank release at the site.

A geotechnical evaluation dated July 2004 was conducted by Braun Intertec Corporation to assist in evaluating the soils for support of the proposed buildings. Braun Intertec Corporation conducted an Additional Geotechnical Assessment and Phase II Environmental Site Assessment (Phase II ESA) of the site to further evaluate the geotechnical and environmental soil correction needs for the site redevelopment and to evaluate the site buildings and surrounding surface soils for the presence and concentration of mercury based on past use of the site as a medical facility.

Location of Documentation

Documentation supporting these findings is on file in the office of the City of Minneapolis Development Finance Division, Crown Roller Mill, Room 575, 105 5th Avenue South, Minneapolis, Minnesota.